

**TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES
MAY 4, 2010**

*Filed with
Town Clerk
May 10, 2010*

**TOWN HALL
MEETING ROOM
6:30PM**

Members Present: Carl Masler, Lance Muir, Scott Esty, Jim Ormiston, Bob Byland, Angela Piersimoni

Members Absent: None

Staff Present: Brenda Belmonte, Secretary

Guests: Ron Cobb, Jamie Gensel, Brad Kapral, Don Gaylord, John Hunter, Steve Benyo, Barbara Benyo

MINUTES
April 6, 2010

Motion by Muir seconded by Byland, to approve the minutes of April 6, 2010, as amended, Discussion, None, Motion Carries 5-0 with Masler abstaining.

PUBLIC HEARING
KAHLER RD APARTMENTS
TAX PARCEL 67.03-3-8.1

Chair Muir opened the public hearing at 6:32pm noting it had been duly published in the Star Gazette.

Speaking For:

Don Gaylord, 316 Reasor Hollow Rd., feels this development would be an asset to the town.

Steve Benyo, 1 Kahler Rd S, is impressed with the proposal and hopes all goes well with the development. He has known Brad Kapral for several years, and feels the development will be a 'class act'.

Speaking Against: None

Public hearing closed at 6:34pm

RESOLUTION P-2010-20
Kapral Subdivision/Site Plan
Tax Parcel 67.03-3-8.1
Kahler Rd.

Resolution by: Esty
Seconded by: Ormiston

WHEREAS this Board has received an application for subdivision and site plan review on March 24, 2010; and

WHEREAS this Board, as per Town of Big Flats Code 16.08.030(D), has determined the preliminary plat to be complete; and

WHEREAS this Board conducted a Public Hearing on Preliminary Plat for January 5, 2010;

WHEREAS the Town of Big Flats Department of Planning has provided a staff report dated April 27, 2010 to be forwarded to the applicant as the finding of fact through the final review; and

WHEREAS the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and found and made a negative declaration of significant environmental impact, Resolution P-2010-15;

NOW, THEREFORE BE IT RESOLVED the Town of Big Flats Planning Board accepts the Site Plan revised March 19, 2010 as a preliminary plan with the following conditions required to be met prior to final site plan approval:

- Drawing Modifications as stated in the Staff Report dated April 27, 2010
- Documentation of design compliance with private road specifications (Town of Big Flats DPW)
- Submission of lighting plan
- Submission of landscaping plan
- Submission of illustration of access constraints or lack thereof
- Submission of illustration of all easements on the site plan (access, septic, etc.)
- SWPPP review

CARRIED: AYES: Muir, Byland, Ormiston, Masler, Piersimoni, Esty
NAYS:

Dated: Tuesday, May 4, 2010
BIG FLATS, NEW YORK
By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

Discussion:

Ormiston asked if the owners would have the option of having a patio.

Gensel replied yes; the revised proposal will allow more area in the rear yard and will be further away from the adjacent neighbor.

Byland asked for details regarding the septic.

Gensel stated that the final design is not yet complete; however it will consist of an infiltration system with a septic tank for each building. The separate tanks will lead to a collection system and a leach field.

Masler pointed out that the leach field appears to be located on two separate lots.

Gensel explained that the subdivision was created for zoning purposes; the project will be developed as a whole and the septic system will be maintained by Kapral.

Byland asked how the snow would be plowed / removed.

Gensel said the landscaping will provide sufficient room to plow snow into the middle area.

Muir distributed a letter from Larry Wagner, Town DPW, indicating requirements.

Gensel acknowledged the conditions, stating he and the applicant had met today with Wagner and Teresa Dean.

Outdoor lighting was discussed and will be incorporated into the final drawings.

Muir questioned who would maintain the landscaping in the inner circle.

Gensel stated that the owner would maintain the entire development.

Conditions of approval as per the staff report were reviewed.

Byland is concerned about road and bank erosion due to drainage problems.

Gensel reviewed the drainage plan and stated the road would not be impacted in any way.

Esty would like to see any easements documented in writing on the site plan.

Gensel said the easements are required to be filed on the final plat as well as submitted to the water department.

RESOLUTION P-2010-21
Dandy Mini-Mart Site Plan
Tax Parcel 76.00-2-10.112

Resolution by: Byland
Seconded by: Masler

WHEREAS this Board has received an application for site plan review on March 18, 2010; and

WHEREAS the Town of Big Flats Planning Board has reviewed the submitted materials in accordance with Chapter 17.32 of the Town of Big Flats Municipal Code; and

WHEREAS the Town of Big Flats Department of Planning has provided a staff report dated April 27, 2010 to be forwarded to the applicant as the finding of fact through the final review; and

WHEREAS the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and found and made a negative declaration of significant environmental impact, Resolution P77-2006;

NOW, THEREFORE BE IT RESOLVED the Town of Big Flats Planning Board table action on the final site plan as agreed upon by the applicant pending:

- Drawings modified in accordance with the Staff Report dated April 27, 2010
- SWPPP acceptance

CARRIED: AYES: Muir, Byland, Ormiston, Masler, Piersimoni, Esty
NAYS:

Dated: Tuesday, May 4, 2010
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

Discussion:

When asked about septic approval, Ron Cobb said it had been approved with the previous submittal and there is no time limit on that approval. The DOT has given preliminary approval, and is currently working on final. Cobb has spoken to the water department and informed them that the backflow was in place. He is awaiting SWPPP review from Jimmie Joe Carl.

Muir raised a concern about the fence that separates the construction site from the existing operation.

Cobb said it was originally an orange construction barrier, however staff has asked for something more. Movable chain link fence could be used as is on other sites. The propane tanks will be moved to the opposite side of the building for safety. Cobb also submitted a new lighting plan.

Esty referred to staff comments about not eliminating any lighting due to safety concerns. Is there still sufficient light?

Cobb replied yes; initially there was too much and it had to be revised.

Piersimoni questioned whether a list of hazardous materials had been submitted.

Cobb does not recall, however he can obtain that from the owner.

MEMBERS COMMENTS

None

Motion by Piersimoni, seconded by Esty to adjourn at 7:17pm, Discussion, None, Motion Carries 6-0.

Meeting adjourned at 7:18pm